

Tuesday, December 19, 2023

Town of Monroe Planning Board Regular Meeting

TOWN OF MONROE, NEW YORK

Town Hall

1465 Orange Turnpike

Monroe, NY 10950

6:00 PM

1. Welcome

Subject :	1.1 Roll Call
Meeting :	Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural
Subject :	1.2 Point out Fire Exits
Meeting :	Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural
Subject :	1.3 Pledge of Allegiance
Meeting :	Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category :	1. Welcome
Type :	Procedural

2. New Public Hearing

Subject :	2.1 Pallotti Village (0196-2021) SBL # 33-1-1.21 98 Harriman Heights Road, Monroe, NY
Meeting :	Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category :	2. New Public Hearing
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to open the public hearing for Pallotti Village subdivision and Wetlands permit.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to close the subdivision public hearing subject to the fact the applicant representative has consented to waiving the

62-day time frame within which the Planning Board has to act, we can receive written comments up until January 5, 2024 by 4pm.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adjourn the wetland permit public hearing until January 16, 2024 at 6pm or soon thereafter.

Motion by Chairperson - Bonnie Franson, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the provisional resolution for the project known as Pallotti Village subject to the amendments as set forth.

Motion by Jeff Manson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

3. Returning Projects

Subject :	3.1 127 Seven Springs Road (0204-2022) SBL #1-1-41.2 127 Seven Springs Road, Monroe, NY
Meeting :	Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category :	3. Returning Projects
Type :	Action, Discussion
Subject :	3.2 94 Seven Springs Road (0215-2023) SBL # 1-1-14 94 Seven Springs Road Monroe, NY
Meeting :	Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category :	3. Returning Projects
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to designate this proposed action, which is construction of a two family dwelling as a Type II action which is exempt from SEQRA.

Motion by Chairperson - Bonnie Franson, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to schedule the public hearing for January 16, 2024 at 6:00 pm or soon thereafter subject to receiving all documents requested.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

4. Administrative

Subject :	4.1 Approval of 2024 Meeting Schedule
Meeting :	Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category :	4. Administrative
Type :	Action, Discussion

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the 2024 Planning Board Meeting Schedule dates set forth on the schedule being held at 6:30pm except for January 2024 at 6:00 PM.

Motion by Chairperson - Bonnie Franson, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

5. Minutes

Subject :	5.1 May 11, 2023
Meeting :	Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category :	5. Minutes
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve subject to Pat Shea status subject to revisions and updated.

Motion by Chairperson - Bonnie Franson, second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Nicholas Napoli, Dylan Penn

Abstain: Pat Shea

Subject :	5.2 June 20, 2023
Meeting :	Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category :	5. Minutes
Type :	Action, Discussion
Recommended Action :	BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the June 20, 2023 minutes.

Motion by Nicholas Napoli, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn

Subject : 5.3 July 18, 2023
Meeting : Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category : 5. Minutes
Type : Action, Discussion
Recommended Action : BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the July 18, 2023 minutes.

Motion by Pat Shea, second by Dylan Penn.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Dylan Penn

Abstain: Nicholas Napoli

Subject : 5.4 August 10, 2023
Meeting : Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category : 5. Minutes
Type : Action, Discussion

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to approve the August 10, 2023 minutes

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Nicholas Napoli, Dylan Penn

Abstain: Pat Shea

Subject : 5.5 August 15, 2023
Meeting : Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category : 5. Minutes
Type : Action, Discussion

Subject : 5.6 September 14, 2023
Meeting : Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category : 5. Minutes
Type : Action, Discussion
Subject : 5.7 September 19, 2023
Meeting : Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category : 5. Minutes
Type : Action, Discussion
Subject : 5.8 Any additional minutes necessary
Meeting : Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category : 5. Minutes
Type : Action, Discussion

6. Adjournment

Subject : 6.1 Adjourn Meeting
Meeting : Dec 19, 2023 - Town of Monroe Planning Board Regular Meeting
Category : 6. Adjournment
Type : Action, Discussion
Recommended Action : BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby

Motion & Voting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adjourn the meeting.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli, Dylan Penn